HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Peterborough CMA

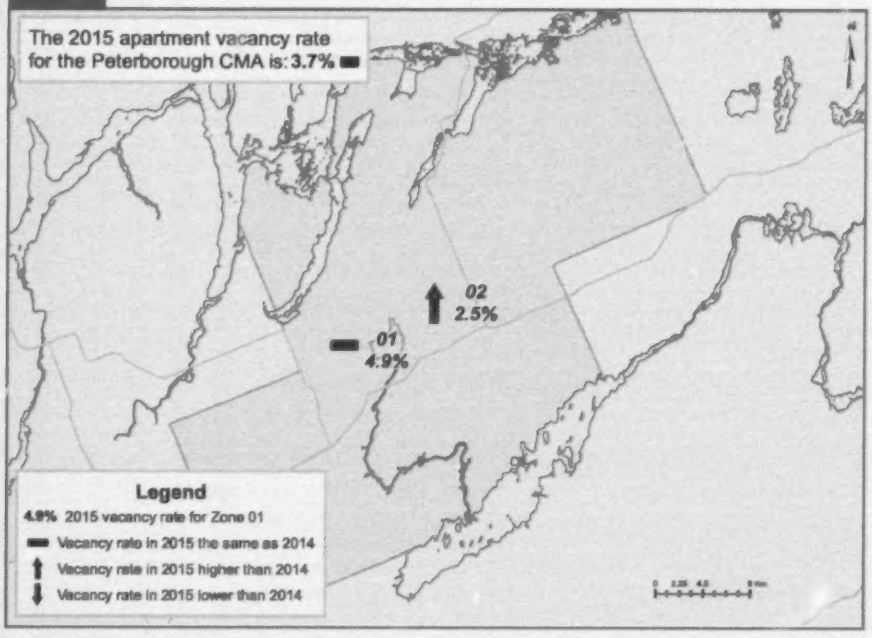
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- Peterborough's apartment vacancy rate reached 3.7 per cent in October 2015, up from 2.9 per cent in October 2014. However, the change in the vacancy rates is statistically insignificant.
- Both rental demand and supply remained stable in 2015.
- The fixed sample[1] average rent for two-bedroom units increased by 1.6 per cent.

Figure 1


The 2015 apartment vacancy rate for the Peterborough CMA is: 3.7%
02
2.5%
01
4.9%
Legend
4.9% 2015 vacancy rate for Zone 01
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014

[1] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2014 and 2015 Fall Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Table of Contents

1 Highlights
2 Overview: Average Vacancy Rate Declined
2 Submarket Results
3 Supply and Demand Factors
5 Survey Zone Maps
6 Survey Zone Descriptions
7 Rental Market Report Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Overview: Average Vacancy Rate Increased

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the average vacancy rate for private rental apartment buildings with three or more units rose by nearly one percentage point to 3.7 per cent, driven mainly by the two-bedroom apartments. However, the change in the vacancy rate was not statistically significant. Peterborough's availability rate[2] increased from 3.7 to 5.1 per cent in October 2015.

Figure 2

Growth in new supply exerted modest upward pressure on vacancy rates. The growth in supply came primarily from competing rental housing like condominium apartment rentals, student housing, senior's residences and assisted rental. Demand for purpose-built rental accommodations was flat, as about 9 fewer units became occupied in 2015, however some demand factors were more supportive versus other factors.

Continued growth in employment for those aged 25 to 44 along with historically low mortgage rates encouraged some people to enter homeownership, which meant that more first-time buyers vacated their rental units. Generally, potential first time buyers rent units which serve as the closest substitute to the homeownership market, the homes with larger bedroom counts. Younger and older households have a higher propensity to rent bachelor and one-bedroom apartments. The vacancy rate for bachelor apartments, the most affordable unit type, went down from 5.8 to 4.2 per cent. The vacancy rate for one-bedroom apartments decreased to three per cent. The change in vacancy rate for both bachelor and one-bedroom apartments was not statistically significant.

While the natural rate of population change in Peterborough CMA is negative, migration remains the main source of population growth. It has been slower in recent years. Slower net migration has placed upward pressure on vacancy rates.

The fixed sample average two-bedroom rent increased by 1.6 per cent, which matches the 2015 rent increase guideline permitted by the Ontario Residential Tenancies Act. The average rent increase was higher for one-bedroom units at 2.5 per cent.

The vacancy rate for purpose-built townhouses declined to 2.6 per cent in October 2015 from 5.8 per cent a year ago. The decline in the vacancy rate was due to stronger demand and the decrease in the universe for townhouses. A stronger demand can be partially explained by slightly lower rents for one-, two- and three bedroom townhouses than rents for the same type of bedrooms in purpose-built apartments.

Submarket Results

Almost all of the units added to the primary rental market universe were in Zone 1 – Downtown (38 units), with most of them being one- and two-bedroom apartments. Demand for one-bedroom rental accommodations was strong in the Downtown area, such that the vacancy rate declined from 4.9 per cent a year earlier to 2.7 per cent. Downtown has many amenities including newer and more attractive units, as well as close access to services within the core area of Peterborough. These factors make

[2] A rental unit is considered available if the unit is vacant, or the existing tenant has given or received official notice to move and a new tenant has not signed a lease. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

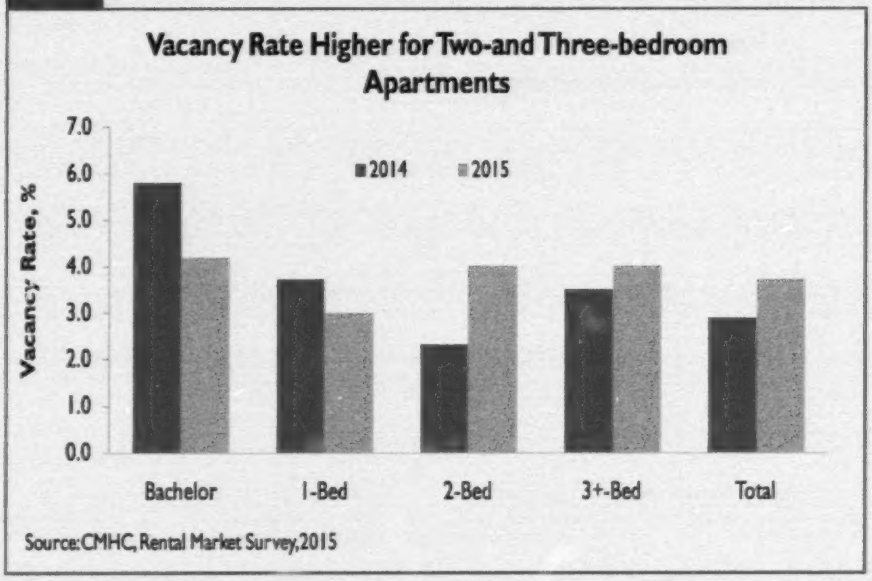
Downtown more attractive to many renters, who paid 3.0 per cent more for rent on a fixed sample basis, compared to a 1.4 per cent increase in the rest of the CMA. The overall sample average rents were higher in Zone 2 – Rest of the CMA, but this is mainly driven by relatively more two- and three-bedroom units in the Rest of the CMA compared to the Downtown area.

The vacancy rate for all apartments in the Rest of CMA increased from 1.4 per cent a year earlier to 2.5 per cent, and the vacancy rate for two-bedroom apartments specifically increased to 1.9 per cent from 1.1 per cent. Fixed sample average rent in Zone 2 increased 1.4 per cent this year compared to 2.1 per cent last year. The total supply of units in Zone 2 was essentially unchanged from last year.

The vacancy rate increased for buildings built before 1975. However, the increase in the vacancy rate was not statistically significant in older buildings completed before 1960. These older buildings have higher vacancy rates than buildings built after 1960 because they don't have the amenities associated with newer construction. The vacancy rate in buildings completed between 1990 and 2004 was down to 0.5 per cent from 3.1 per cent last year. Typically, these buildings have nicer amenities but higher rents, as they are not covered under the rent review guidelines.

The vacancy rate was lower for buildings with more units. The highest vacancy rate, at 4.5 per cent, was in buildings with 3-5 units, even though the average rent in these buildings was the lowest. The lowest vacancy rate was in buildings with 20 to 49 units, at 1.8 per cent, as the average rent in these types of buildings was in the mid ranges.

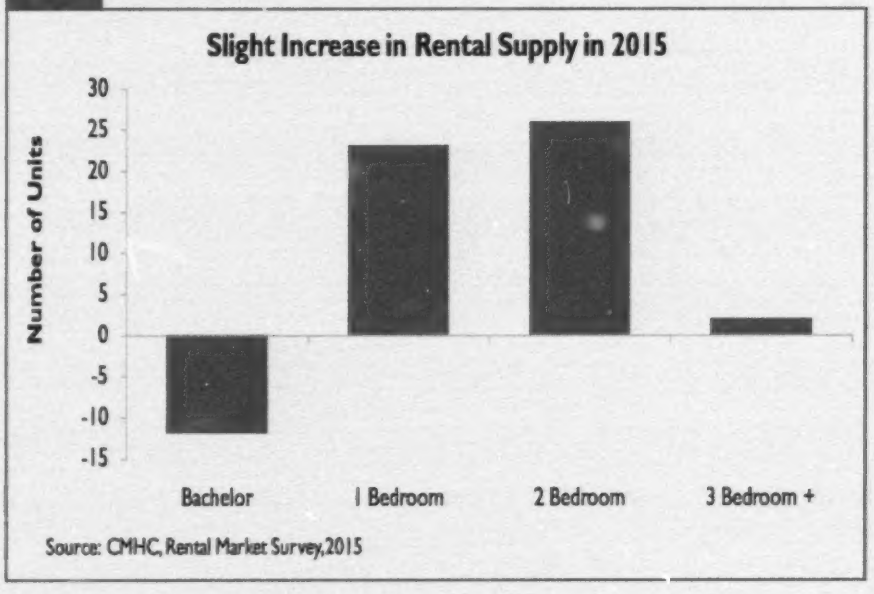
Figure 3



Supply and Demand Factors

Peterborough's rental supply increased modestly during the 2015 Rental Market Survey (RMS). The growth came from housing that competes with the purpose-built rental. A total of 101 rental rows and apartments were completed between July 2014 and June 2015, almost twice as high as between July 2013 and June 2014. (The cut-off date of a newly completed structure for inclusion into a year's RMS is June 30.) More than 80 per cent of new rental completions were ineligible for the RMS universe as some of them were

Figure 4



seniors apartments, while others were assisted housing. In addition, there was a new student residence at Trent University, a 36 unit three-bedroom apartment building, which can accommodate up to 180 students.

All three forms of housing compete with purpose-built rental supply. The growth in this supply exerted an upward pressure on vacancy rates.

Although 17 newly completed apartments were added to the rental universe and 23 units were reinstated back, some other existing units were removed for renovation, conversion or demolition. As a result, the net change in total rental supply (i.e., the rental market universe) was 39 units, which is less than one per cent.

Condominium apartments compete with purpose-built rental units. They are an attractive option for renter households who want to transition into homeownership and for those who want to downsize but also maintain homeownership. Approximately 36 condominium rows and apartments were completed since the 2014 RMS.

Employment did not support the movement of young people from their parents' homes into rental accommodations this year. The average level of employment for 15-24 age group during the four quarters ending in Q3 2015 declined by approximately two per cent from a year earlier. With the unemployment rate in Peterborough above the provincial average for the last four years, young adults have less income and are staying longer in their parental homes.

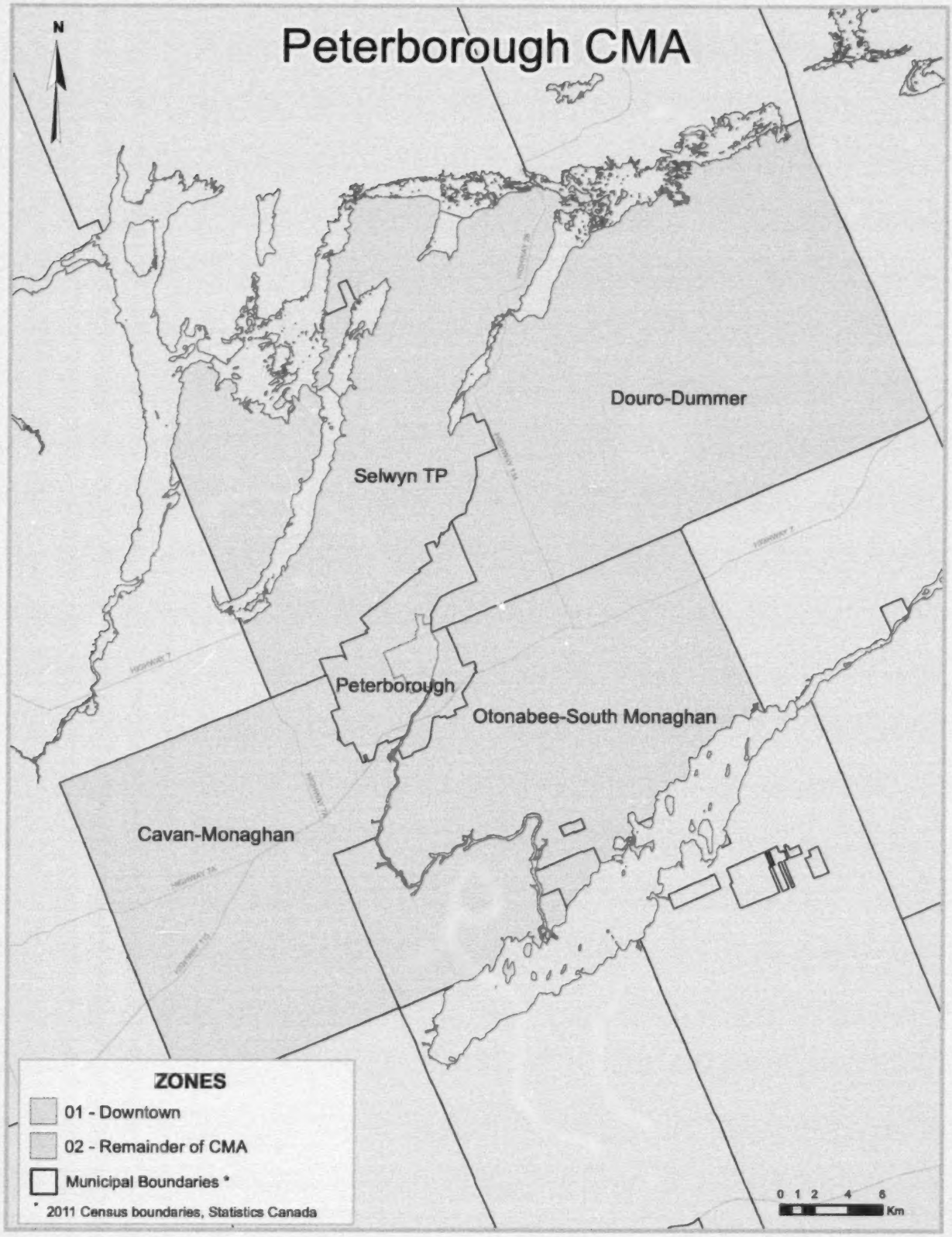
Stronger employment conditions meant that first-time homebuyers have been rising. There were 1,150 more 25 to 44 year olds employed in September 2015 compared to a year earlier. Typically, the 25 to 44 age group represent new home buyers. Their transition from rental to ownership was supported by the strong resale activity and low mortgage rates this year. Stronger ownership demand meant more potential first-time buyers vacated their rental units, pushing the vacancy rates up.

Lower level of migration into the region has limited impact on the rental market. Immigrants tend to rent when they first arrive, but few people moving to Peterborough come from outside Canada. Most come from elsewhere in Ontario and are older people who tend to buy a home when they arrive in the region.

Rental demand from students remained strong. Yearly enrolments at Trent University, Fleming College and the Seneca College School of Aviation add to the demand for rental housing. Overall, slightly more students enrolled in Trent University in the fall of 2015 than in the previous year. However, the international student enrolment is on the rise. These students are more likely to rent, adding to the demand for rental accommodations.

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**


Peterborough CMA
N
Douro-Dummer
Selwyn TP
Peterborough
Otonabee-South Monaghan
Cavan-Monaghan
ZONES
01 - Downtown
02 - Remainder of CMA
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - PETERBOROUGH CMA	
Zone 1	**Downtown** - Part of Peterborough City (Geographically: Zone 1 is bounded by Park Hill Rd. on north, Lansdowne St. on south, Ashburnham on east, Park St./Monaghan Rd. on west). Census tracts: 0005.00, 0006.00, 0007.00, 0008.00 and 0010.00.
Zone 2	**Rest of Peterborough CMA** - As well as: Selwyn TP, Douro-Dummer Tp, Otonabee-South Monaghan Tp, Cavan-Millbrook-North Monaghan TP, Curve Lake First Nation 35 IRI, and Hiawatha First Nation IRI. Census tracts: 0001.01, 0001.02, 0002, 0003, 0004, 0009.01, 0009.02, 0009.03, 0009.04, 0011, 0012, 0013, 0014, 0100, 0101, 0102.01, 0102.02, 0103, 0104, 0105, 0106, 0200.00 and 0201.00.
Zones 1-2	**Peterborough CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharine's, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	4.2 d	**	4.9 c	2.7 c ↓	4.1 c	**	5.8 d	**	4.5 b	4.9 c -
Zone 2 - Rest of CMA	**	**	**	3.4 c	1.1 a ↑	1.9 b ↑	**	3.6 c	1.4 a ↑	2.5 b ↑
Peterborough CMA	**5.8 d**	**4.2 d**	**3.7 c**	**3.0 b**	**2.3 b**	**4.0 b ↑**	**3.5 d**	**4.0 c**	**2.9 b**	**3.7 b ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	630 a	659 a	774 a	780 a	914 a	923 a	1,118 a	1,120 a	843 a	860 a
Zone 2 - Rest of CMA	710 b	709 a	853 a	864 a	975 a	984 a	1,163 a	1,188 a	959 a	973 a
Peterborough CMA	**638 a**	**666 a**	**803 a**	**816 a**	**952 a**	**959 a**	**1,149 a**	**1,172 a**	**904 a**	**920 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	151	138	1,230	1,252	1,305	1,334	98	98	2,784	2,822
Zone 2 - Rest of CMA	30	31	819	820	1,925	1,922	307	309	3,081	3,082
Peterborough CMA	**181**	**169**	**2,049**	**2,072**	**3,230**	**3,256**	**405**	**407**	**5,865**	**5,904**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	5.9 d	**	5.6 b	4.1 c ↓	4.4 b	8.3 b ↑	5.8 d	**	5.1 b	6.3 c -
Zone 2 - Rest of CMA	**	**	2.5 c	4.3 c -	2.0 b	3.4 b ↑	**	6.6 c	2.4 b	4.1 b ↑
Peterborough CMA	**	**	4.5 b	4.2 b -	2.9 a	5.4 b ↑	4.9 d	6.3 c -	3.7 b	5.1 b ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	++	**	++	2.6 c	0.5 b	2.2 b	2.2 c	2.2 d	0.5 b	3.0 b
Zone 2 - Rest of CMA	**	++	**	2.4 c	2.3 c	1.0 a	**	++	2.1 c	1.4 a
Peterborough CMA	**	++	1.2 d	2.5 b	1.4 a	1.6 b	**	++	1.3 a	2.2 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Peterborough CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Peterborough CMA										
Pre 1940	4.6 d	**	5.2 d	3.3 d -	5.5 d	5.8 d	**	**	5.3 c	4.2 c -
1940 - 1959	**	**	**	**	**	4.2 d	**	**	4.9 d	5.7 d -
1960 - 1974	**	5.3 d	2.3 c	2.9 b -	1.4 a	6.5 c ↑	2.3 c	**	2.0 b	5.2 c ↑
1975 - 1989	**	**	2.7 c	2.7 b -	2.2 c	1.7 c -	4.7 d	2.4 b -	2.5 c	2.1 b -
1990 - 2004	**	**	2.4 a	0.0 a ↓	3.5 c	**	**	**	3.1 c	0.5 b ↓
2005+	**	**	11.6 c	**	0.8 a	**	-	-	4.8 c	**
Total	5.8 d	4.2 d -	3.7 c	3.0 b -	2.3 b	4.0 c ↑	3.5 d	4.0 c -	2.9 a	3.7 b -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Peterborough CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Peterborough CMA										
Pre 1940	626 a	646 a	695 a	716 a	815 a	850 a	1,012 b	1,056 c	744 a	773 a
1940 - 1959	**	**	703 a	702 a	831 a	846 a	**	**	784 a	791 a
1960 - 1974	658 a	692 a	815 a	833 a	951 a	965 a	1,167 a	1,203 a	918 a	931 a
1975 - 1989	**	657 a	846 a	857 a	960 a	945 a	1,166 b	1,169 a	937 a	950 a
1990 - 2004	**	**	895 b	909 a	938 a	966 a	**	**	924 a	941 a
2005+	**	**	887 a	1,009 d	1,225 a	1,295 b	-	-	1,076 a	1,254 c
Total	638 a	666 a	803 a	816 a	952 a	959 a	1,149 a	1,172 a	904 a	920 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Peterborough CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Peterborough CMA										
3 to 5 Units	**	0.0 d	5.1 d	**	4.7 d	3.9 d -	**	0.0 d	4.9 c	4.5 d -
6 to 19 Units	**	2.0 c	4.7 c	1.9 c	3.3 b	2.7 b -	**	**	3.8 b	2.4 b -
20 to 49 Units	**	**	3.5 d	1.8 c ↓	2.0 b	0.5 a ↓	3.7 a	10.4 a ↑	2.8 b	1.8 b -
50 to 99 Units	**	**	3.1 d	3.6 d -	0.7 b	**	**	**	2.2 c	**
100+ Units	**	**	**	2.1 b	1.3 d	1.7 c -	**	2.3 b	1.8 c	2.0 c -
Total	5.8 d	4.2 d -	3.7 c	3.0 b -	2.3 b	4.0 c ↑	3.5 d	4.0 c -	2.9 a	3.7 b -

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Peterborough CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Peterborough CMA										
3 to 5 Units	613 b	608 b	676 a	699 a	802 a	821 a	1,015 b	1,056 c	758 a	776 a
6 to 19 Units	617 a	645 a	735 a	749 a	845 a	876 a	1,026 a	1,084 b	804 a	833 a
20 to 49 Units	**	**	799 a	790 a	996 a	1,021 a	1,192 a	1,212 a	946 a	952 a
50 to 99 Units	677 b	**	841 a	863 a	1,063 b	1,052 b	1,218 b	1,177 a	953 a	985 a
100+ Units	**	**	919 a	926 a	1,025 a	1,016 a	1,183 a	1,193 a	1,010 a	1,011 a
Total	638 a	666 a	803 a	816 a	952 a	959 a	1,149 a	1,172 a	904 a	920 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Peterborough CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	3.4 c	4.5 c	2.9 b	6.2 c	**	3.0 d	**	4.1 a	**
Zone 2 - Rest of CMA	**	**	2.7 b	1.6 c	1.3 a	2.6 b	1.2 d	**	**	2.7 c
Peterborough CMA	4.9 c	4.5 d	3.8 b	2.4 b	2.8 b	1.8 b	2.2 c	**	1.8 c	2.0 d

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Peterborough CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Peterborough CMA										
LT $600	**	0.0 d	**	0.0 d	**	**	**	**	**	**
$600 - $699	5.0	**	2.1 c	**	**	0.0 d	**	**	2.7 c	4.4 c
$700 - $799	**	**	4.0 c	3.7 d	3.9 c	1.1 d	**	**	4.3 c	2.8 c
$800 - $899	**	**	3.7 c	4.3 d	4.1 c	3.1 d	**	**	3.9 c	3.5 c
$900 - $999	**	**	4.3 d	1.2 d	1.0 c	**	**	**	1.9 c	5.2 d
$1000+	**	**	**	2.5 c	1.6 c	3.1 d	3.5 d	4.6 c	2.1 c	3.4 c
Total	5.8 d	4.2 d	3.7 c	3.0 b	2.3 b	4.0 c	3.5 d	4.0 c	2.9 c	3.7 b

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	**	**	**	**	**	5.9 d	0.0 d	**	**
Zone 2 - Rest of CMA	-	-	0.0 a	3.6 c	**	**	1.0 a	2.5 c	1.5 a	2.2 c
Peterborough CMA	**	**	**	1.5 d	**	**	2.7 c	1.7 c	5.8 c	2.6 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	**	622 c	660 b	720 b	745 a	992 b	1,003 c	855 b	846 b
Zone 2 - Rest of CMA	-	-	776 a	841 a	929 b	962 b	973 a	1,014 a	947 a	986 a
Peterborough CMA	**	**	701 b	731 b	796 b	830 b	980 a	1,010 a	907 a	926 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	2	2	35	35	64	64	103	103	204	204
Zone 2 - Rest of CMA	0	0	28	28	46	36	206	206	280	270
Peterborough CMA	**2**	**2**	**63**	**63**	**110**	**100**	**309**	**309**	**484**	**474**

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	**	**	**	**	**	**	5.9	**	**	**
Zone 2 - Rest of CMA	-	-	0.0	3.6	**	**	1.9	2.5	2.2	2.7
Peterborough CMA	**	**	**	3.4	**	**	3.3	3.9	6.3	4.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	**	**	++	++	++	++	++	1.4	++	**
Zone 2 - Rest of CMA	-	-	1.3	5.4	**	0.5	++	1.0	-0.6	1.5
Peterborough CMA	**	**	++	**	++	1.0	++	1.1	++	1.6

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	4.1 c	**	5.2 b	2.6 c	4.9 c	**	5.8 c	**	5.0 b	4.8 c
Zone 2 - Rest of CMA	**	**	**	3.4 c	1.2 c	1.9 b	1.8 c	3.2 c	1.4 b	2.5 c
Peterborough CMA	**5.7 c**	**4.2 c**	**3.8 c**	**2.9 b**	**2.6 c**	**4.1 c**	**3.1 c**	**3.1 c**	**3.1 b**	**3.6 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	627 b	659 b	771 a	775 a	905 a	916 a	1,049 a	1,062 b	844 a	859 a
Zone 2 - Rest of CMA	710 b	709 b	850 a	863 a	974 a	984 a	1,071 a	1,123 a	958 a	974 a
Peterborough CMA	**635 b**	**666 b**	**800 a**	**812 a**	**948 a**	**955 a**	**1,064 a**	**1,107 a**	**904 a**	**921 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	153	140	1,265	1,287	1,369	1,398	201	201	2,988	3,026
Zone 2 - Rest of CMA	30	31	847	848	1,971	1,958	513	515	3,361	3,352
Peterborough CMA	**183**	**171**	**2,112**	**2,135**	**3,340**	**3,356**	**714**	**716**	**6,349**	**6,378**

** Data suppressed to protect confidentiality or data not statistically reliable.
· No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Peterborough CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Downtown	5.8 d	**	5.8 b	4.1 c ↓	5.2 b	8.4 c ↑	5.8 d	**	5.5 b	6.3 c ↑
Zone 2 - Rest of CMA	**	**	2.4 c	4.3 c ↑	2.0 b	3.4 b ↑	3.3 d	5.1 c ↑	2.4 b	4.0 b ↑
Peterborough CMA	**	**	**4.6 b**	**4.2 b -**	**3.2 b**	**5.5 b ↑**	**4.1 d**	**5.3 c ↑**	**3.9 b**	**5.1 b ↑**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Peterborough CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Downtown	++	**	++	2.5 c	0.5 b	2.2 b	++	2.0 c	++	2.9 b
Zone 2 - Rest of CMA	**	++	**	2.5 c	2.3 c	1.0 a	**	++	1.7 c	1.4 a
Peterborough CMA	**	++	1.2 d	2.5 b	1.4 a	1.6 b	**	++	1.1 a	2.1 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

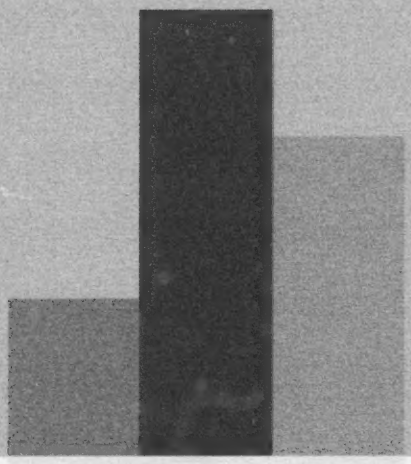
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

65776_2015_A01